

VALLEY CENTER PARKS AND RECREATION DISTRICT

Proposition CC

(This proposition will appear on the ballot in the following form.)

PROP CC

To aid in maintaining and improving the quality of life in Valley Center by financing a portion of the cost of acquiring open space and park land and facilities, providing park and recreation programs and services and operating and maintaining park and recreation facilities, shall the Valley Center Park and Recreation District be authorized to levy special taxes not to exceed \$19 per Assessor's Parcel per unit per year pursuant to Resolution No. 89?

This proposition requires approval by two-thirds of the voters.

**Full text of this proposition
follows the arguments.**

COUNTY COUNSEL IMPARTIAL ANALYSIS

As a registered voter within the boundaries of the Valley Center Parks and Recreation District (District), you are asked to vote on the levy of a special tax in the maximum amount of \$19.00 per Assessor's Parcel.

Revenue raised by the special tax may be used solely to pay for the "Special Tax Requirement." The Special Tax Requirement means the unfunded amount required in a fiscal year to pay for (a) acquisition of open space and other land for recreation and park purposes, (b) the acquisition or construction of recreation and park facilities and equipment, (c) the operation and maintenance of recreation and park facilities, equipment, property, programs and services and (d) administrative expenses, as defined.

Proceeds of the special tax will be placed in a specified account and the District must annually prepare a report stating (a) the amount of funds collected and expended and (b) the status of any project authorized to be funded by the special tax.

The special tax will be levied on all "Taxable Property" in the District. "Taxable Property" means all Assessor's Parcels in the District except those parcels that are owned by a public agency or for which the net value is equal to zero. The special tax will be levied in proportion to the Special Tax Requirement, but not to exceed \$19.00 per assessor's parcel.

The tax will go into effect if approved by two-thirds of those voting at this election.

ARGUMENT IN FAVOR OF PROPOSITION CC

The Valley Center Parks and Recreation District currently operates and maintains eight facilities for the use by approximately 20,000 residents of Valley Center. Limited budget revenue from property taxes results in the reliance on user fees and leases in order to meet annual budgets. Current Valley Center Parks and Recreation revenues are insufficient to meet the current and growing needs of the Valley Center community.

Tax revenue for 2004 was \$77,216 against a budget of \$261,000. User fees from Little League, Adams Park swimming pool users, wedding parties, and other community groups and organizations helped to meet Parks and Recreation budget requirements. Considering the limited revenue from property taxes, reliance on user fees and leases, and diversion of property taxes to the State to alleviate the State budget deficit, an alternate and more reliable source of revenue must be found in order for the Parks and Recreation to meet their existing budget requirements and implement their Master Plan.

To place the Parks and Recreation District on sound economic footing, an annual assessment of \$19 per parcel (37 cents per week) is proposed under Proposition CC. Your approval of this proposition will enable the Park and Recreation District to adequately maintain and upgrade existing facilities, purchase new land for future growth, and construct a new community/senior center to replace the existing and outdated Community Hall.

Over the years, the residents of Valley Center have made considerable investments in time, money, materials, and labor to create and maintain the existing Parks and Recreation facilities. It is essential to protecting this investment, and for investing in the future of our community, that this new assessment be approved.

Please help to preserve and improve our Valley Center Parks and Recreation, Vote Yes on Proposition CC.

NICKY LOVEJOY
President of the Valley Center
Chamber of Commerce

JIM BATHGATE
Resident, Valley Center

CLIFF KRUEGER
Owner, Krueger Realty

PAT SCHRADER
Former General Manager, VCCSD

ERIC JOCKINSEN
President, VC Parks & Rec. District

REBUTTAL TO THE ARGUMENT IN FAVOR OF PROPOSITION CC

Do we really need this tax increase?

Every year new houses are built here and new families move in. The Parks and Recreation District will get more money from new construction fees which will add to the \$735,290.¹¹ The district already has. The district will also get more tax money from these new properties and increased property values. As an added bonus, the district will probably get something else that money can't buy – the time and talents of these families. Tax proponents tell us there is a new senior center proposed and that there is a master plan. Why wasn't a senior center built when the district had grant money for that purpose? Why haven't we seen a campaign to fund projects like these without tax money? What will we see in the future? Will we see other proposals finalized like this one the district is currently pursuing: our public park land given to a private land developer as an easement in exchange for promised sewer EDUs?

What exactly is in the master plan? Won't we be encouraging waste and corruption if we make never ending tax money available without specific amounts directed to specific purposes? The proposed tax doesn't specify an amount for open space, programs or buildings. 100% of the tax could go to administration fees and third party expenses. Support the Parks and Recreation District voluntarily with a contribution directed toward your favorite project. Write them a check today and just say no to new taxes.

ROBERTA PATTERSON

ARGUMENT AGAINST PROPOSITION CC

Why not support the Parks and Recreation District voluntarily? Why a new tax? The language in the proposition allows the tax money to be spent on many things, but it doesn't have to go to parks, trails, open space or programs for children. 100% of the tax money could go to "Administrative Expenses." Read the provision details. Why vote for a tax that is so ripe for corruption?

Look at the district's past history.

Money that could have gone to parks, trails, and children's programs has been allocated to the school district's building project.

Why hasn't the district used the money it gets in park fees from new construction? There is \$735,290.11 in this PLDO account. Why does the money sit there while land prices increase?

Other than increasing taxes, what grant requests and other funding sources are being pursued? What did the district do with the thousands of dollars in grant money that was earmarked for a senior center?

While this tax may seem small, don't forget that many people in our community lost much in the fire last year. Isn't a tax increase, however small, a lot to ask of them as they try to rebuild?

In the spirit of our community, support the Parks and Recreation District directly and voluntarily with a contribution. Write them a check today and just say no to new taxes.

ROBERTA PATTERSON

REBUTTAL TO THE ARGUMENT AGAINST PROPOSITION CC

Why a new tax to support the Valley Center Parks and Recreation District (VCPRD) instead of voluntary contributions? VCPRD needs a stable and reliable source of income to meet its operating budget and Master Plan requirements. Unpredictable and unreliable voluntary contributions won't provide VCPRD or financial lenders the resources or confidence to commit to new parks and recreation projects. Proposition CC's minimal annual assessment of \$19 per parcel will provide the stable source of income needed to meet our VCPRD needs and give our growing community the parks and recreation services and facilities it deserves.

The VCPRD budget is public information and community involvement is welcomed and encouraged. VCPRD administration costs will remain within the current low 20% range. No VCPRD funds have been expended on school district building projects. The cost of developing grant applications, with no guarantee of success, is not a responsible use of scarce VCPRD funds. Grant funds currently on hand are insufficient to support construction of the planned community/senior center.

VCPRD funds generated from construction fees (PLDO) are limited to capital improvements and cannot be used for operations or maintenance. VCPRD will not construct new facilities without funds to operate or maintain those facilities. Existing PLDO funds will be allocated after stable Proposition CC income becomes available. PLDO balance of funds is currently insufficient to purchase land meeting our Master Plan requirements.

Support our Parks and Recreation District! Give VCPRD the resources it needs to serve our fast growing community. Vote Yes on Proposition CC!

MORGAN ROGERS
Chairman, Prop CC Committee

EXHIBIT A

VALLEY CENTER PARKS AND RECREATION DISTRICT PROVISIONS FOR LEVY OF SPECIAL TAX

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels in the Valley Center Parks and Recreation District ("District") and collected each Fiscal Year, commencing in Fiscal Year 2005-06, in an amount determined by the Board through the application of the appropriate Special Tax for "Taxable Property" as described below. All of the real property in District, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of District: the costs of computing the Special Tax and preparing the annual Special Tax collection schedules (whether by the District or designee thereof or both); the cost of collecting the Special Taxes (whether by the County or otherwise); the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs of the District, District or any designee thereof related to an appeal of the Special Tax; and the District's annual administration fees and third party expenses.

"Assessment Roll" means the most recent available assessment roll for property within District, as defined in Article 6 of the Revenue and Taxation Code of the State, and as provided by the Assessor.

"Assessor" means the Office of the Assessor of the County.

"Assessor's Parcel" means each property included on the Assessment Roll with a distinct ten (10) digit Assessor's Parcel number.

"Board" means the Board of Directors of the District.

"County" means the County of San Diego.

"District" means the Valley Center Parks and Recreation District.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"Maximum Special Tax" means the maximum Special Tax, determined in accordance with Section C below, that can be levied in any Fiscal Year on any Assessor's Parcel.

"Net Value" means for any Assessor's Parcel, the assessed value of the land and improvements to such Assessor's Parcel, less any exemptions, as shown on the Assessment Roll.

"Public Property" means, for each Fiscal Year, all property within the boundaries of District that is owned by the federal government, the District, the State, the County or any other public agency.

"Special Tax" means the special tax to be levied in each Fiscal Year on each Assessor's Parcel of Taxable Property to fund the Special Tax Requirement.

"Special Tax Requirement" means that unfunded amount required in any Fiscal Year for District to pay for: (a) the acquisition of open space and other land for recreation and park purposes, (b) the acquisition or construction of recreation and park facilities and equipment and (c) the operation and maintenance of recreation and park facilities, equipment, properties, programs and services and (d) Administrative Expenses.

"State" means the State of California.

"Taxable Property" means all of the Assessor's Parcels within the boundaries of District which are not Public Property or Zero Value Property.

"Zero Value Property" means, for each Fiscal Year, all Assessor's Parcels, excluding Public Property, for which the Net Value is equal to zero.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, all Assessor's Parcels within District shall be classified as Taxable Property, Public Property, or Zero Value Property, and shall be subject to Special Taxes in accordance with the rate and method of apportionment determined pursuant to Sections C and D below.

C. MAXIMUM SPECIAL TAX

The Maximum Special Tax for Taxable Property is \$19.00 per Assessor's Parcel.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2005-06 and for each following Fiscal Year, the Board shall levy the Special Tax proportionately on each Assessor's Parcel of Taxable Property at up to 100% of the Maximum Special Tax as needed to satisfy the Special Tax Requirement.

E. EXEMPTIONS

No Special Tax shall be levied on Public Property and Zero Value Property. However, should an Assessor's Parcel no longer be classified as Public Property or Zero Value Property, such Assessor's Parcel shall no longer be exempt from the Special Tax.

F. MANNER OF COLLECTION

The Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that District may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.

G. ACCOUNTABILITY.

The proceeds of the Special Tax shall be applied only to fund the Special Tax Requirement. The District shall create an account into which the proceeds of the Special Tax shall be deposited. The District shall prepare an annual report as required pursuant to Government Code Section 50075.3.